



## Belfast Road, , London, N16 6UH

- Former Warehouse: Approximately 3,060 sq ft over ground and first floors
- Former industrial/warehouse character
- Offered with vacant possession
- Garage Premises: Approximately 1,600 sq ft, ground floor only
- Established creative and residential conversion context locally
- Two separate freehold titles

Offers In Excess Of £3,000,000

# Belfast Road, , London, N16 6UH



\*\*\*This combined site presents a unique opportunity for an incoming purchaser to explore options, subject to the necessary consents.\*\*\*

Former Warehouse & Garage Premises | Approx. 4,500 sq ft (GIA)

A rare opportunity to acquire two adjoining buildings, offered together under separate titles, within an established mews setting.

The property presents a mixed-use investment opportunity comprising two adjoining buildings with separate titles and access points, offering flexibility for income generation, redevelopment, or asset management strategies.

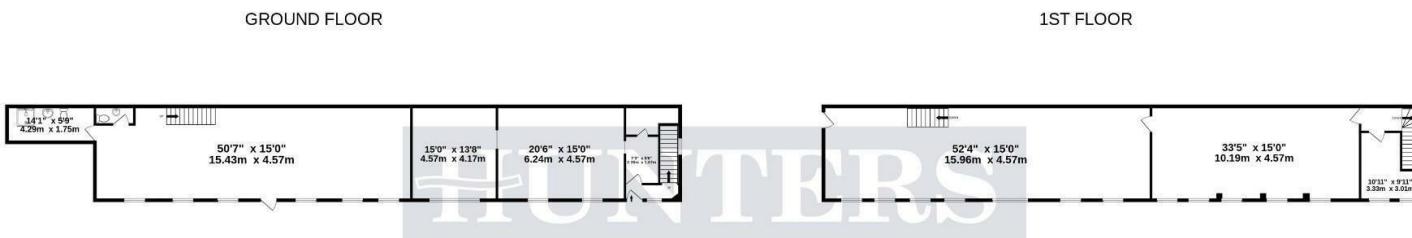
The principal building is a two-storey former industrial warehouse extending to approximately 3,060 sq ft across ground and first floors. Although currently held under a residential title, the building offers scope for reconfiguration or alternative use, subject to the necessary consents.

Adjoining this is a single-storey garage premises of approximately 1,500 sq ft, held under a commercial title and currently operated as a mechanic's workshop, providing immediate commercial use and potential income.

The garage benefits from its own prominent frontage onto Belfast Road with direct vehicle access, while the warehouse also enjoys dual access from Belfast Road, enhancing operational flexibility, visibility, and future development potential.



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GROUND FLOOR

1ST FLOOR

**HUNTERS**

TOTAL FLOOR AREA : 3060sq.ft. (284.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### Viewings

Please contact StokeNewington@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.